

# Wayne County Commission

**Alisha R. Bell**  
Chair



**Pamela Lane**  
Director

## OFFICE OF POLICY RESEARCH & ANALYSIS

August 1, 2019

### NOTICE

### OF THE

### COMMITTEE OF THE WHOLE

GLENN S. ANDERSON  
RAYMOND E. BASHAM  
SAM BAYDOUN  
IRMA CLARK-COLEMAN  
MELISSA DAUB

AL HAIDOUS  
TIM KILLEEN  
TERRY MARECKI  
MONIQUE BAKER MCCORMICK  
MARTHA G. SCOTT

ILONA VARGA  
DIANE L. WEBB  
JEWEL C. WARE, Vice-Chair Pro Tempore  
JOSEPH PALAMARA, Vice-Chair  
ALISHA R. BELL, Chair

**Wednesday, August 7, 2019 – 10:00 a.m.**  
**Commission Hearing Room 704, 500 Griswold, Detroit, Michigan 48226**

Chair Alisha R. Bell, Chair of the Committee of the Whole, has scheduled a meeting of the Committee on Wednesday, August 7, 2019, at 10:00 a.m. in Commission Hearing Room 704, Guardian Building, 500 Griswold, Detroit, Michigan 48226 to consider the following:

- A. Roll Call
- B. Approval of the minutes from the June 4, 2019 meeting
- C. Unfinished Business
- D. New Business
- 1. Communication dated July 3, 2019 (received August 5th) requesting Commission approval of Amendment No. 1 to the Development and Purchase and Sale Agreement between the Charter County of Wayne and the Wayne County Building Authority, Rock Development Company, LLC (of Detroit) and Rock Economic Development Group (of Detroit) in the amount of \$8,476,617 to amend the agreement to cause Rock Development Company, LLC to build the exterior building shell of the Central Utility Plant at the Wayne County Criminal Justice Center (WCCJC), and also include Amendment No. 1 to the Long-Term Lease and Concession Agreement for WCCJC

Note: In accordance with the provisions of Rule 3, "The Chairperson of all Committees, when requested in advance of any given meeting, may permit a person making such request to address the Committee on any matter on the Agenda. Such address shall not be longer than the time allotted by the Chairperson, subject to the approval of the Committee."



- Parking Facilities between the Charter County of Wayne and Rock Parking Company, LLC (of Detroit) to reduce the number of required parking spaces from approximately 1,500 to approximately 1,386; Amendment No. 1 increases the total amount of the agreement from \$401,300,000 to \$409,776,617; the term of Amendment No. 1 will commence upon Commission approval; the cost of Amendment No. 1 will be charged to Account No. 467 46701 970032 (Jail Construction-DTE CUP). (2018-40-105M1)
2. Communication dated July 3, 2019 (received August 5th) requesting Commission approval of a 20-year, comparable-source Energy Services Agreement with a five-year option to renew between the Charter County of Wayne (County) and DTE Russell Street, LLC (of Ann Arbor) for DTE Russell Street, LLC to build a Central Utility Plant (CUP) to support the Wayne County Criminal Justice Center (WCCJC) at a cost not to exceed \$30,719,000 and to provide electricity and heated and chilled water to the WCCJC for \$1,475,000 per year with annual adjustments for inflation based on the Consumer Price Index, a Lease Agreement between the County and DTE Russell Street, LLC for \$10 per year for DTE Russell Street, LLC to lease the CUP from the County, and a Guaranty Agreement from DTE Energy Services, Inc. (of Ann Arbor), which will be the guarantor for the DTE Russell Street, LLC Energy Services Agreement and Lease Agreement obligations; the terms of the Energy Services and Guaranty agreements begin upon Commission approval, and the term of the Lease Agreement begins upon Rock Development Company, LLC delivering the completed CUP Building Shell on behalf of the County to DTE Russell Street, LLC and ends at the same time as the Energy Services Agreement; the cost of the agreements will be charged to Account No. 467 46701 970031 (Jail Construction-DTE CUP). (2019-40-050)
  3. Communication dated July 3, 2019 (received August 5th) requesting Commission approval of a coordination agreement between the Charter County of Wayne, DTE Russell Street, LLC (of Ann Arbor) and Rock Development Company, LLC (of Detroit) to work cooperatively to ensure that the Central Utility Plant (CUP) for the Wayne County Criminal Justice Center (WCCJC) is constructed in a timely manner and that the construction of the CUP does not interfere with or delay the construction of the WCCJC or vice versa; the agreement begins upon Commission approval and terminates upon the earliest to occur of one of three factors: (i) completion of construction of the WCCJC, CUP building shell and DTE's improvements, (ii) agreement by all parties or (iii) termination of the Development and Purchase and Sale Agreement between the County and Rock Development Company, LLC approved by Commission Resolution No. 2018-417 or the Energy Services Agreement between the County and DTE Russell Street, LLC; there is no cost to the County. (2019-40-051)
  4. Communication dated July 3, 2019 (received July 4th) requesting Commission approval of a five-year, comparable-source, Special Facilities Standard Contract Rider No. 2 agreement between the Charter County of Wayne and DTE Electric Company (of Detroit) in the amount of \$322,470 to reserve capacity for the Wayne County Criminal Justice Center (WCCJC) on a second power line to provide backup electrical power to the facility should DTE's primary power line or substation become unusable; the term of the agreement is from April 1, 2020 through March 31, 2025; the cost of

the agreement will be charged to Account No. 467 46701 970031 (Jail Construction-DTE CUP). (2019-40-053)

5. Communication dated July 3, 2019 (received July 3rd) requesting Commission approval of a five-year, comparable-source, customer line extension agreement between the Charter County of Wayne and DTE Electric Company (DTE) (of Detroit) in the amount of \$876,413 to install two sets of in-ground power lines to the Wayne County Criminal Justice Center that will allow the County to receive electrical power and emergency backup power from DTE substations as needed; the term of the agreement will commence upon Commission approval for five years from the date the line extension work is complete and energized for service; the cost of the agreement will be charged to Account No. 467 46701 970031 (Jail Construction-DTE CUP). (2019-40-054)

6. Communication dated July 3, 2019 (received July 3rd) requesting Commission approval of a five-year, comparable-source, Schedule Designation D8 Interruptible Supply Agreement between the Charter County of Wayne and DTE Electric Company (of Detroit) to deliver power to the Central Utility Plant (CUP) at the Wayne County Criminal Justice Center (WCCJC); the County Executive advises that the amount will be based on the wattage used by the County on a monthly basis and will be charged at the rates outlined in the agreement; the term of the agreement is from April 1, 2020 through March 31, 2025; the cost of the agreement will be charged to Account No. 467 46701 970031 (Jail Construction-DTE CUP). (2019-40-055)

7. Communication dated July 2, 2019 (received July 4th) requesting Commission approval of a three-year, comparable source, End-Use Gas Transportation Agreement between the Charter County of Wayne and DTE Gas Company (of Detroit) for a minimum of \$191,437.20 to supply natural gas to the Wayne County Criminal Justice Center (WCCJC); the County Executive advises that the County will not incur any capital costs for the installation of gas lines to the WCCJC; the term of the agreement is from December 1, 2020 through November 30, 2023; the cost of the agreement will be charged to Account No. 467 46701 970031 (Jail Construction-DTE CUP). (2019-40-056)

8. Forwarded from the **Committee on Ways and Means** held on July 30, 2019, approval of a proposed amendment to the 2018-2019 Appropriations Ordinance (Enrolled Ordinance No. 2018-683) in accordance with Budget Adjustment No. 2019-35-118 certifying revenue sources and appropriation uses in the amount of \$25,113,441 in the General Fund (101), certify and decertify revenue sources netting to \$0 in the HHS-Nutrition Fund (223), certify and decertify revenue sources netting to \$0 in the Community and Economic Development Fund (250), decertify revenue sources and appropriation uses in the amount of \$(4,873,821) in the 2018A Jail Debt Service Fund (302), certify revenue sources and appropriation uses in the amount of \$5,000,000 in the Capital Projects Fund (401) and certify revenue sources and appropriation uses in the amount of \$35,213,562 in the 2018A Jail Center Construction Fund (467); the budget adjustment submitted by Management and Budget serves to provide funding for the construction of the Central Utility Plant at the Criminal Justice Center site. (2019-35-118)

- E. Such other matters as may properly be submitted before the Committee
- F. Public Comments
- G. Adjournment

Respectfully submitted,

Pamela Lane  
Acting Clerk of the Commission